

Tualatin 97062

ZIP code · OR · Oregon > Washington County > Tualatin

BALANCED MARKET

\$612K

MEDIAN SALE PRICE

+1.6%

1-YR CHANGE

379

SALES (12 MO)

\$620K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



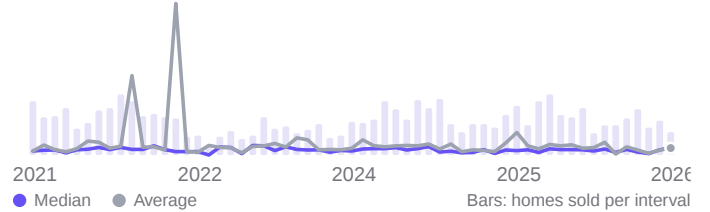
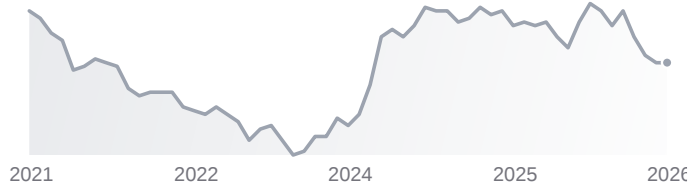
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$660K · Average \$660K

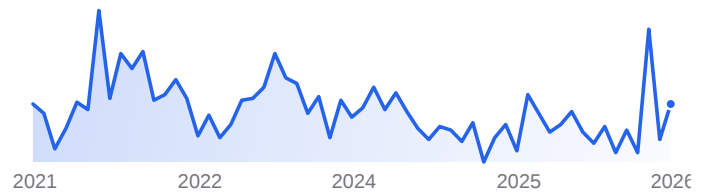
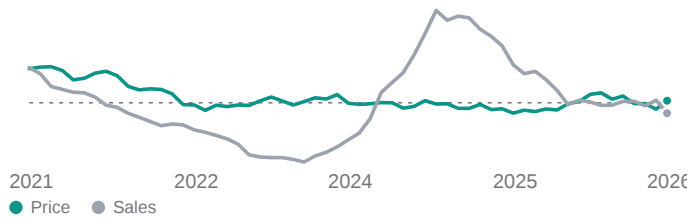


Growth (year over year)

Price +1.6% · Sales -8.5%

Price per square foot

\$295/ft²

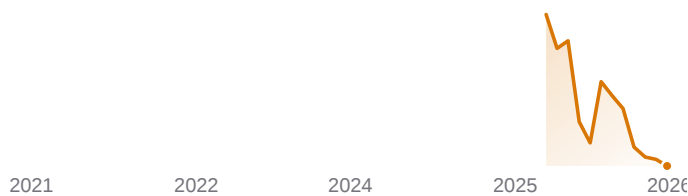


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

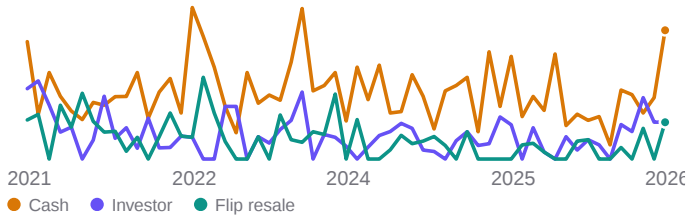
4.8%



BUYERS & OUTCOMES

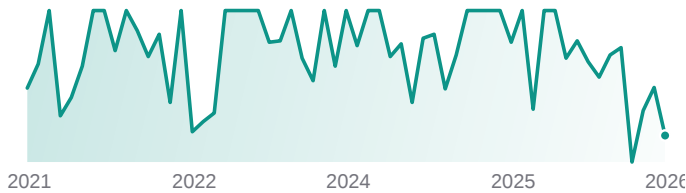
Buyer mix

Cash 35% · Investor 10% · Flip resale 10%



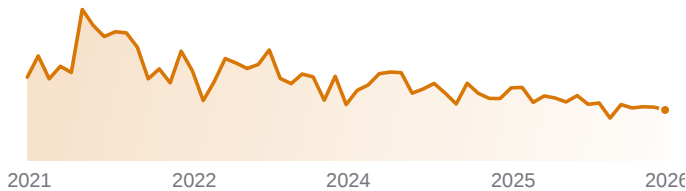
Sellers who sold at a gain

81%

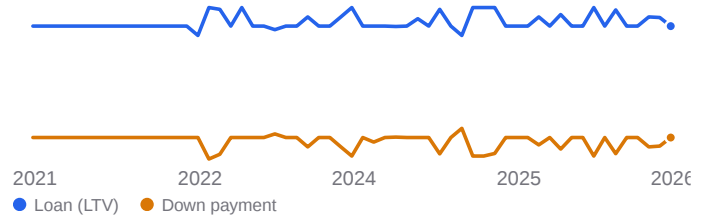


Median annualized return at resale

+3.6%

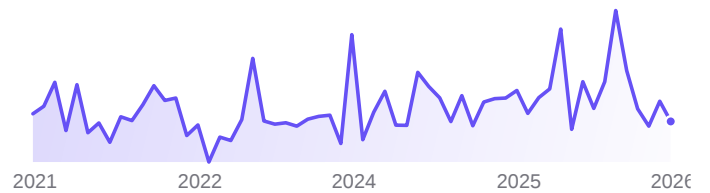


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



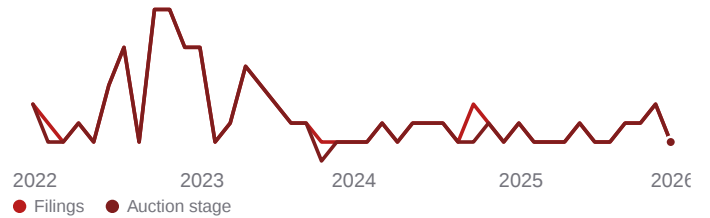
Typical hold before selling

6.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	7,844
Median value (AVM)	\$620K
Median size	2,068 ft²
Median bedrooms	3
Median year built	1990
Single family	85%
Condos	9.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	1.4%
Owner occupied	77%
Company owned	24%
Median loan-to-value	51%

Typical ownership tenure

11.4 yrs

COMMUNITY

Population	29,385
Density	2,046 / mi²
Median household income	\$105K
Average household income	\$129K
Crime index (US avg 100)	107
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	183
Homes occupied	97%
Bachelor's or higher	28%
Poverty rate	8.8%
Unemployment	1.2%
Average temp	53°F
Annual precip	44 in
Sunshine	48%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.